

Former Oakmere House Residential Care Home

| Hawarden | CH5 3HG |

FOR SALE

CONVERSION/REDEVELOPMENT OPPORTUNITY

On the instructions of David Shambrook and Glen Carter of RSM UK Restructuring Advisory LLP, Joint Administrators of Foley Street Homes Limited

**Lambert
Smith
Hampton**

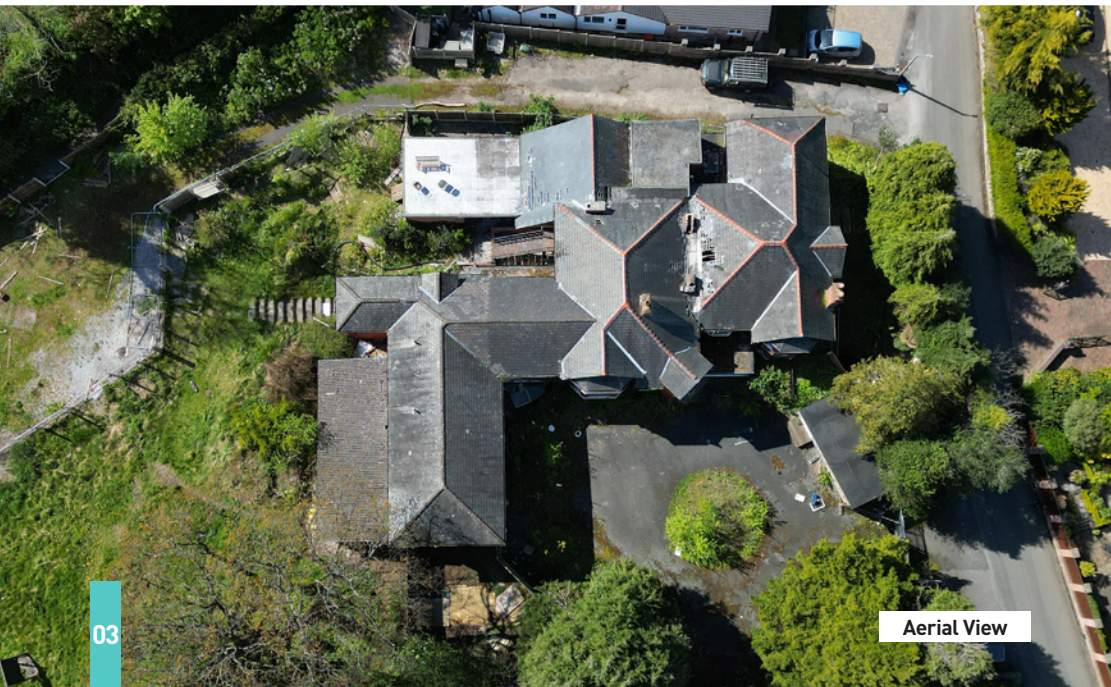
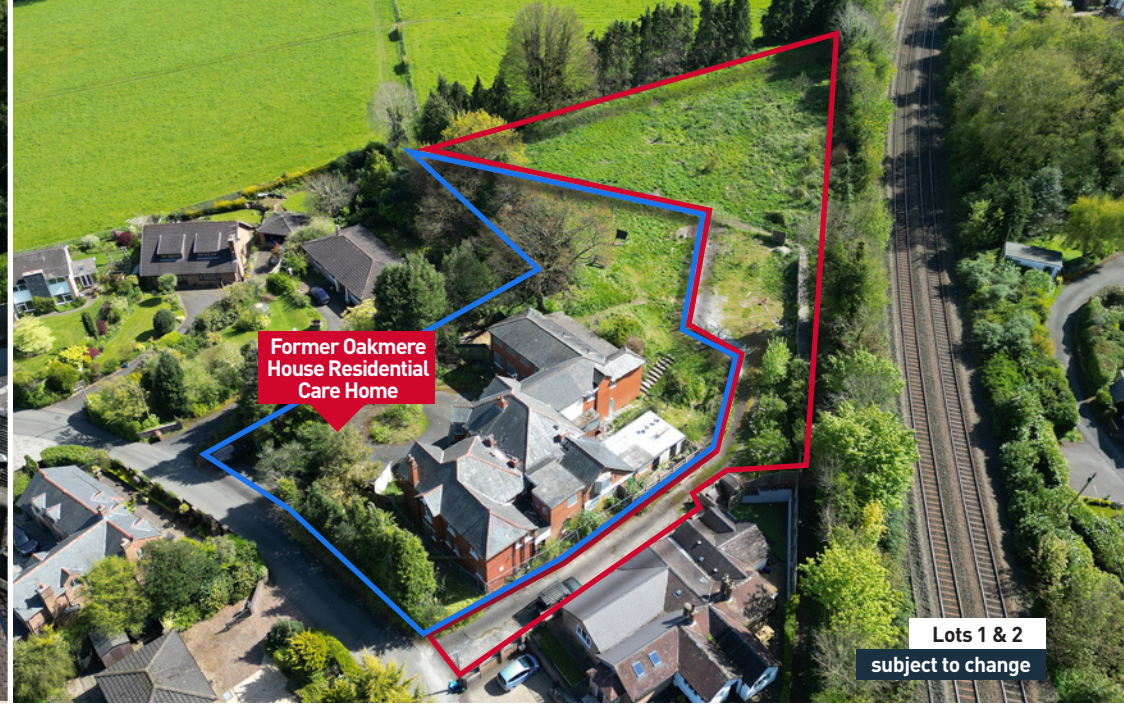
Available As A Whole Or Two Separate Lots

Summary

- ✓ Vacant former C2 care home that previously provided specialist autism care.
- ✓ Total Freehold Site of approximately 0.622 hectares (1.537 acres).
- ✓ Existing Buildings extending to an approximate Gross Internal Floor Area ("GIA") of 723.21 sqm (7,784 sqft).
- ✓ Suitable for a continuation of the most recent use or a variety of alternative uses, subject to planning approval.



View from Bennetts Lane



Flintshire Bridge

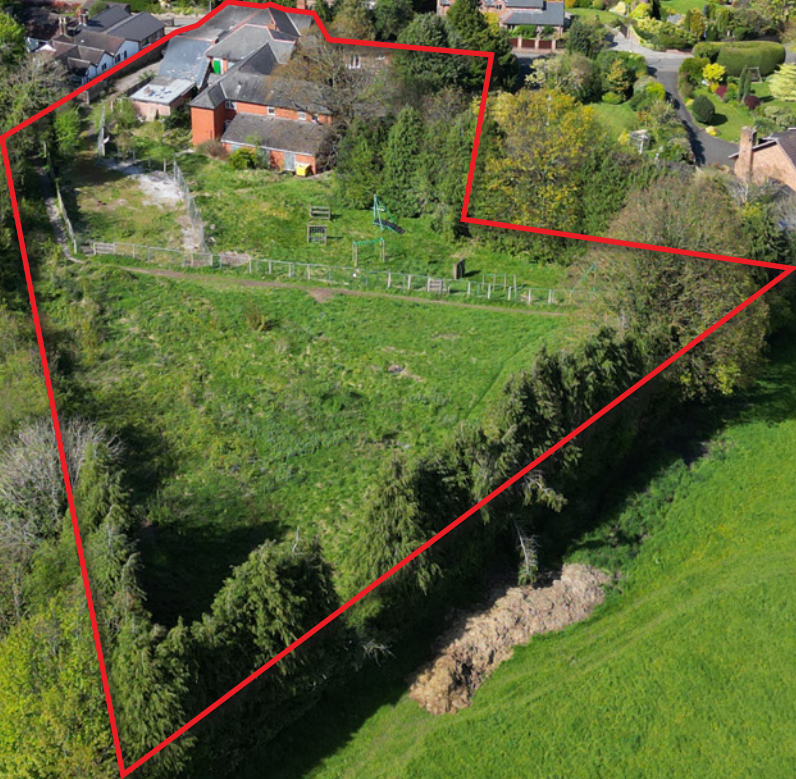
Deeside Industrial Park

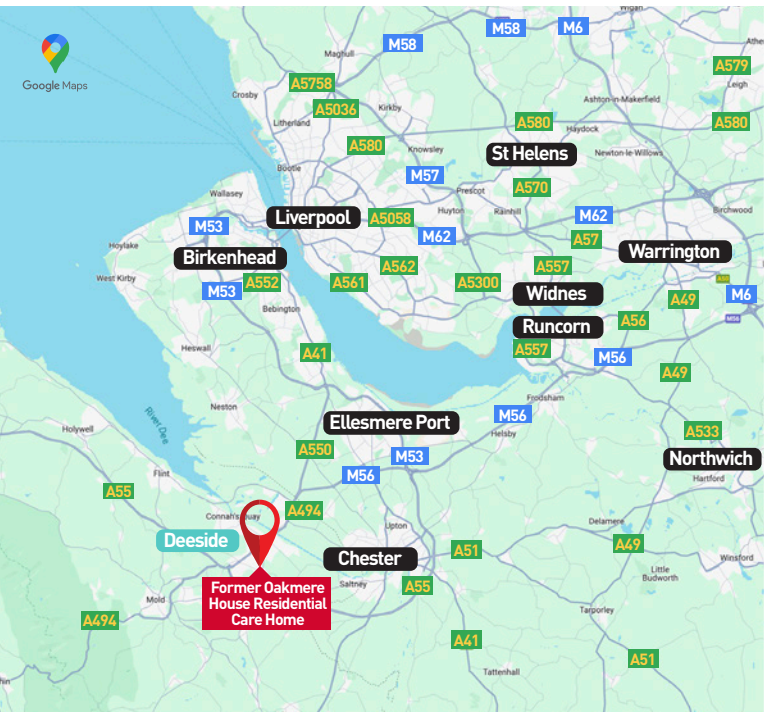
Location

Aston

Hawarden

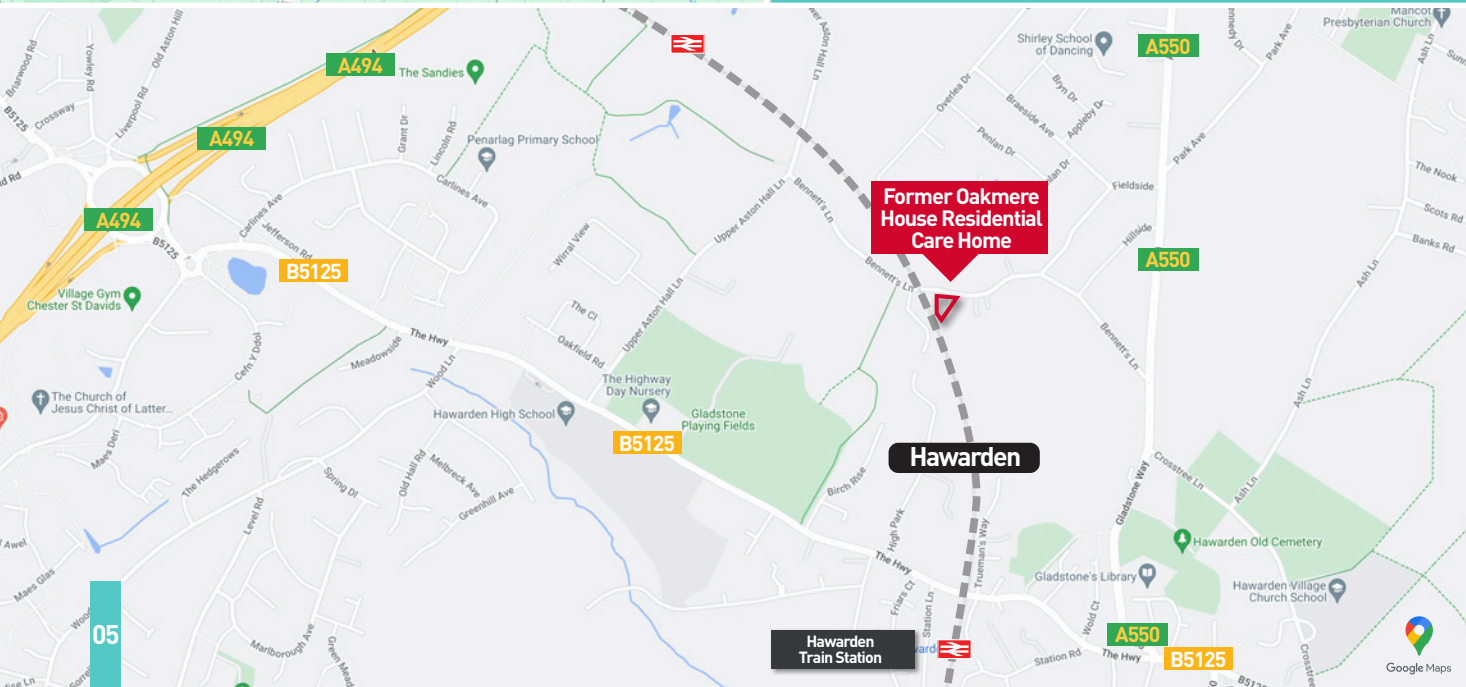
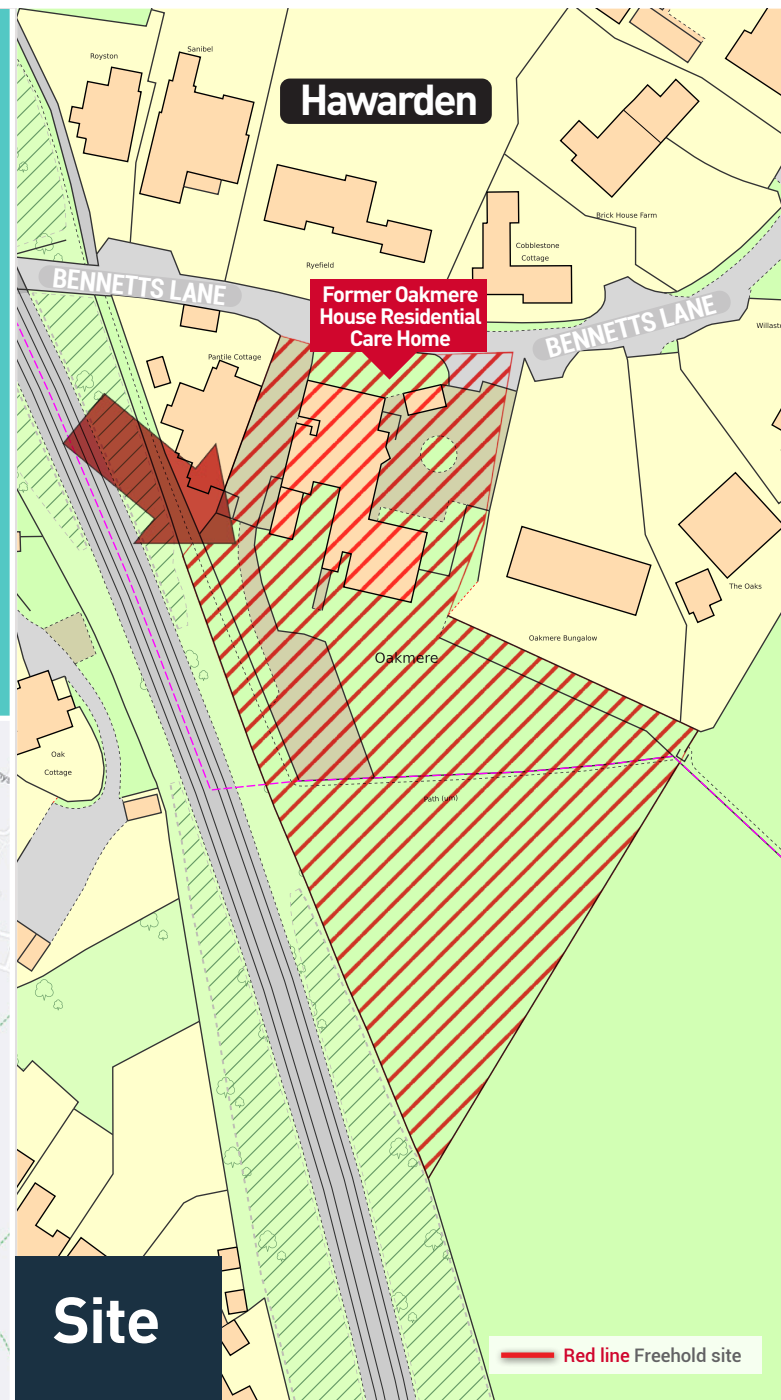
Former Oakmere
House Residential
Care Home





Location

- ✓ The site is located a mile north of the rural village Hawarden, approximately 6 miles west of Chester City Centre.
- ✓ The surrounding area is predominantly low density residential housing with long reaching view across the valley of the River Dee.
- ✓ The property is well connected to the national motorway network, with the A494 running less than a mile to the west of the property, providing direct access to the M56 connecting the site to nearby employment hubs including Chester, Birkenhead, Liverpool, and Manchester.



Site

Red line Freehold site

Description

- ✔ Previously operated as a specialised autism care facility (Class C2).
- ✔ The property ceased trading circa 7 years ago and has been vacant since closure.
- ✔ Originally a large Victorian domestic residence, the buildings are of traditional brick construction beneath a series of pitched slate covered roofs.
- ✔ Originally the accommodation provided 12 individual bedroom, 5 situated on the ground floor level and 7 situated on the first floor.
- ✔ The property requires full renovation, and refurbishment in order to be suitable for occupation.
- ✔ Our clients will consider a sale as a whole or in two or more separate lots.



Ground Floor



Out Building



First Floor



Ground Floor





David Shambrook, Joint Administrator who act as agent of Foley Street Homes Limited without personal liability

Town & Country Planning

Local Planning Policy is governed by Flintshire County Council.

Local development plan shows the site is situated within the settlement boundary of **Hawarden with specific policy allocation being PC1 and STR2.**

PC1 states new development will be permitted within settlement boundaries as defined on the Proposals Maps, on allocations and within Principal Employment Areas subject to complying within other Plan policies.

The property is not Listed and is not within a named Conservation Area.

All further enquiries should be made directly to **Flintshire County Council.**

Existing Accommodation

The approximate gross internal areas are as follows:-

Approximate GIA	Size sq. m	Size sq. ft
Ground	408.97	4,402
First	314.24	3,382
Total GIA	723.21	7,784

NB – These areas are provided for information only and should not be relied upon. The accommodation areas provided relate to the former hotel accommodation, the majority of which has now been removed. All interested parties should verify this information by their own measured survey.

Council Tax

Awaiting confirmation.

Services

We understand mains services of gas, water, electricity, and drainage, were all previously connected to the property. All services have been disconnected since property became vacant.

EPC

Available on request.

VAT and Legal Costs

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

Each party is to be responsible for its own legal costs incurred in any transaction.

Asking Price

Offers are invited for the **freehold interest** in the property.

Viewing and Further Information

Viewings are to be undertaken strictly by appointment through LSH

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Important Notice

LSH, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and LSH have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. This property is being marketed for sale on behalf of the Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.